

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re: Erick E Juarez aka Erik E Juarez Mendez  
Debtor  
and  
Maria De Leon  
Co-Debtor  
  
U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR THE HOLDERS OF THE  
CITIGROUP MORTGAGE LOAN TRUST INC.  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES SERIES 2005-HE3, or its Successor  
or Assignee  
Movant  
vs.  
Kenneth E. West, Trustee  
Erick E Juarez aka Erik E Juarez Mendez  
Maria De Leon  
Respondents

Chapter 13  
Bankruptcy No. 23-11859

**ORDER**

AND NOW, this 19th day of November, 2024, it is hereby ORDERED that the automatic stay of Bankruptcy Code §362(a) and §1301 be, and the same hereby is, ~~TERMINATED and/or~~ MODIFIED to permit U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-HE3, or its Successor or Assignee, to allow Movant (and any successors or assigns) to proceed under applicable non-bankruptcy law to enforce its remedies to foreclose upon and obtain possession of the Property located at: 22 Dewey Rd, Cheltenham, PA 19012-1414, and it is further,

ORDERED that this Order be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code, and it is further,

Upon execution and entry of this Order, the requirements specified in Federal Rule of Bankruptcy Procedure 3002.1 (a) B (i) are hereby waived, or made inapplicable in their entirety, during the pendency of the within bankruptcy case absent further Order of this Court.



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Patricia M. Mayer  
United States Bankruptcy Judge